

Debbie Beadle

From: Evan Maxim
Sent: Thursday, June 28, 2012 2:12 PM
To: Debbie Beadle
Subject: FW: Sammamish ECA Memo #4

Follow Up Flag: Follow up
Flag Status: Flagged

EXHIBIT NO. 158

Public Comment

*Evan Maxim
Senior Planner
City of Sammamish
425.295.0523*

From: Greg Krabbe [mailto:gkrabbe@comcast.net]
Sent: Thursday, June 28, 2012 2:11 PM
To: Evan Maxim
Subject: RE: Sammamish ECA Memo #4

No one is disputing that the erosion risk for slopes over 15% is high. The question is weather or not they can be disturbed without damaging the lake, is it not?

I would like to see them respond to the other questions in my written request. Will they be doing that?

*Gfk
GFK Consulting Inc.*

From: Evan Maxim [mailto:emaxim@ci.sammamish.wa.us]
Sent: Thursday, June 28, 2012 2:01 PM
To: Greg Krabbe (gkrabbe@comcast.net)
Subject: FW: Sammamish ECA Memo #4



Please see below.

*Evan Maxim
Senior Planner
City of Sammamish
425.295.0523*

From: Strong, Cliff [mailto:Cliff.Strong@amec.com]
Sent: Wednesday, June 27, 2012 11:53 AM
To: Evan Maxim
Cc: Taylor, Brian L; John Lombard (lombardconsulting@q.com)
Subject: FW: Sammamish ECA Memo #4

Evan, below is the answer you asked for.

Thanks,

Cliff Strong

Senior Land Use/Environmental Planner
and Office Sustainability Ambassador
email: cliff.strong@amec.com

Direct: 425.368.0952
Cell: 360.631.7918
Office: 425.368.1000
Fax: 425.368.1001

AMEC Environment & Infrastructure, Inc.
11810 North Creek Parkway N
Bothell, WA 98011



Sustainability starts here...please don't print this e-mail *unless you really need to!*

From: Taylor, Brian L
Sent: Wednesday, June 27, 2012 11:35 AM
To: Strong, Cliff
Subject: FW: Memo #4

The Natural Resources Conservation Service rating for soil erosion hazard changes from "Moderate" to "Severe" when slopes of sensitive soil types exceed 15% threshold. The Cities of Issaquah and Redmond include 15% criterion in their definition of Erosion Hazard area.

Additional reference not included in BAS list:

- Natural Resources Conservation Service (NRCS) Web soil survey (2012)

Brian L. Taylor, P.E.

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Brian.L.Taylor@amec.com
Be more sustainable - think before you print.

From: Evan Maxim [<mailto:emaxim@ci.sammamish.wa.us>]
Sent: Tuesday, June 26, 2012 11:33 AM
To: Strong, Cliff
Cc: Taylor, Brian L; John Lombard (lombardconsulting@q.com)
Subject: FW: Memo #4



Cliff,

Please have your team respond to the question immediately below.

*Evan Maxim
Senior Planner
City of Sammamish
425.295.0523*

From: Greg Krabbe [<mailto:gkrabbe@comcast.net>]
Sent: Monday, June 25, 2012 1:54 PM

To: Evan Maxim
Subject: RE: Memo #4

I see the references at the end of the paper, but I don't know which statements they are attached to; for example-on slide # 36, "BAS does not support disturbing erodible soils on slopes over 15%" – which reference supports this statement?

Gfk
GFK Consulting Inc.

From: Evan Maxim [<mailto:emaxim@ci.sammamish.wa.us>]
Sent: Monday, June 25, 2012 11:40 AM
To: Greg Krabbe
Cc: 'Brent Carson'; 'jim tosti'; Debbie Beadle
Subject: RE: Memo #4


Greg,

In the order asked below:

- The draft risk assessment material noted in item 4-15 will be presented for PC / Public review in early July. The PC and public will have a chance to review and comment on these documents. (The documents are ultimately intended to capture the PC's evaluation of the policy decisions).
- Attached is a copy of the presentation by AMEC. Unfortunately the consultants will not attend the open house for direct interaction; the city will pass along any comments that require a response from AMEC.
- I am not sure I understand your question. AMEC will be providing a follow up response to several of the questions asked in the written public testimony and the verbal public comments. These responses will be in a table distributed on June 28, 2012. Please also note that references were included in the BAS report. Could you clarify which recommendation you believe requires additional citations / documentation to support?

Regards,

Evan Maxim
Senior Planner
City of Sammamish
425.295.0523

From: Greg Krabbe [<mailto:gkrabbe@comcast.net>]
Sent: Monday, June 25, 2012 9:28 AM
To: Evan Maxim
Cc: 'Brent Carson'; 'jim tosti'
Subject: Memo #4

Evan,

Looking at your Memo #4, it appears that staff is recommending review of the current No disturbance clause in the EHNSWB. This is good news.

I have a few questions:

- When will the risk assessment material noted in item 4-15 of Memo #4 be presented to the PC/ public and will the public have a chance to review and comment on this?
- It sounds like we will have a chance ask questions of AMEC regarding their presentation of last week on 6/28. Is this the case, and if so, can I get a copy (PDF) of the slides used in the presentation?
- Will AMEC be providing citations or other documentation to support the BAS conclusions reached in the EHNSWB report, and if so, when will that be made available?

Thanks again for your help in this matter.

Greg Krabbe
GFK Consulting Inc
425 347 2898

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Debbie Beadle

From: fopl@juno.com
Sent: Friday, June 29, 2012 12:38 PM
To: Debbie Beadle
Cc: fopl@juno.com
Subject: ECA Comments - Erosion Hazard
Attachments: PC to PC ECA Overlay6-28-12.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Debbie I have attached a copy of the comments I read before the Planning Commission last night. Please forward them to the commissioners for me. Also, thank you very much for your assistance with displaying the photos we brought - it was greatly appreciated.

Ilene Stahl
21553 SE 28th Lane
Sammamish, WA 98075
425-392-0556

53 Year Old Mom Looks 33

The Stunning Results of Her Wrinkle Trick Has Botox Doctors Worried
consumerproducts.com

EXHIBIT NO. 159.

June 28, 2012

Public Comment to the Planning Commission

Erosion and Landslide Hazard Areas, Erosion Hazard Near Sensitive Water Bodies Special District Overlay

- Current common practices will not conserve the natural environment and do not pay for their losses. Environmental degradation is an ignored cost that the city and many property owners are burdened with.
- Erosion and sediment control along with clearing time windows have helped the health of Lake Sammamish since they were introduced. These controls are working for development in areas that are prone to erosion and landslides.
- Clearing during the wet season should not be allowed in the erosion and landslide areas, even with sediment control measures put in place. Some of our most devastating landslides have occurred at these times of the year. For example, the closing of 112th Avenue SE, better known as “snake hill”, during the winter months a few years ago.
- It is important to note that the water quality of Lake Sammamish has improved every year since the Overlay was adopted.
- Project by project review does not address cumulative impacts.
- This very Planning Commission recently exempted lot-by-lot development from stricter storm water controls.
- There are literally hundreds of homes and many subdivisions built in the Overlay before January 2006. Piece-meal development on steep slopes & earlier subdivisions were causing significant drainage & erosion; this led to the adoption of the SO-190 Overlay (the first implementation of the Overlay).
- Many of them have no storm water controls, or in the case of older subdivisions, retention or detention ponds have proven to be insufficient in curtailing runoff to predevelopment flows.
- The implementation of the Overlay guards against creating new channels which might harm the water quality of Lake Sammamish. But more significant is the protection of downstream property owners from the

destructive forces of runoff into areas where water has not run before. The storm event of Dec. 06, 2007 caused major blowouts of channels along Newport Way in Issaquah that caused significant damage and flooding of property that led to several weeks of costly cleanup and repairs. This was not experienced for the most part in Sammamish because of the protections provided by this Overlay.

- The city should implement some of the recommendations of the City of Sammamish Storm Water Management Comprehensive Plan, mainly retrofitting of storm water facilities. The retention/detention ponds in these developments should be brought to higher standards and flow controls tightened before allowing any further building.
- Drainage from these older developments is in basins that don't have defined stream channels and have the possibility of creating new channels.
- The Overlay also protects property owners and wildlife in our already-defined stream channels, preventing landslides caused by storm water discharges. Erosive energies from point discharges of storm water, both during construction and afterward, are significant in Overlay soils. Before the Overlay, George Davis Creek blew out in a storm causing millions of dollars in damage to infrastructure and loss of private property. Formerly a salmon-bearing stream, the salmon never returned to George Davis. Significant losses of money, property and land, along with the locally-generated BAS, are why the King County Council adopted the Overlay for this area.
- Transfer of development rights is a key component of the Overlay Ordinance. This avenue of relief to property owners should be revised to separate it from the current TDR scheme recently adopted and create transfer of development rights down to areas along the eastern side of the Parkway with higher buildings. They would become view properties with similar market values to what they would have built above.
- The Overlay is an essential regulation in managing storm water in Sammamish. All indicators are, that the future of storm water management will be the very requirements currently found in this ordinance. It is more difficult to tighten a regulation, and once it is weakened it will be very difficult to return to it.

- The City should lead the way by keeping intact essential regulations that were created especially for the unique geology of the plateau.
- The Basin Plans for the basins within the Overlay areas should be completed before considering revising development restrictions in these areas.
- We are including an e-mail communication from Derek Booth to the Community Development Director when we were undertaking the CAO review and update of 2005. Dr. Booth, a world renowned expert, was also gracious enough to meet with the council to explain the necessity of the Overlay and to provide the newest soil mapping for the Sammamish plateau that the city should be using in developing their maps.

Thank you for the opportunity to comment.

Ilene Stahl

Friends of Pine Lake